



NEC3 Engineering & Construction Contract

SCM REFERENCE NUMBER ORTIA8179/2026/RFP

Between**Airports Company South Africa
(Registration no: 1993/004149/06)****and****(Reg No. _____)****for****Refurbishment of Staff Restrooms at OR Tambo International
Airport for a period of 12 months**

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Part C1: Agreements & Contract Data
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C1.1 Form of Offer & Acceptance**Offer**

The Employer, identified in the Acceptance signature block, has solicited offers to enter into a contract for the procurement of:

Refurbishment of Staff Restrooms at OR Tambo International Airport for a period of 12 months

The tenderer, identified in the Offer signature block, has examined the documents listed in the Tender Data and addenda thereto and by submitting this Offer has accepted the Conditions of Tender.

By the representative of the tenderer, deemed to be duly authorised, signing this part of this Form of Offer and Acceptance the tenderer offers to perform all of the obligations and liabilities of the *Contractor* under the contract including compliance with all its terms and conditions according to their true intent and meaning for an amount to be determined in accordance with the *conditions of contract* identified in the Contract Data.

Options A	The offered total of the Prices exclusive of VAT is	R
	Value Added Tax @ 15% is	R
	The offered total of the amount due inclusive of VAT is	R
	(in words)	

This Offer may be accepted by the Employer by signing the Acceptance part of this Form of Offer and Acceptance and returning one copy of this document including the Schedule of Deviations (if any) to the tenderer before the end of the period of validity stated in the Tender Data, or other period as agreed, whereupon the tenderer becomes the party named as the *Contractor* in the *conditions of contract* identified in the Contract Data.

Signature(s)

Name(s)

AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED
REFURBISHMENT OF STAFF RESTROOMS AT OR TAMBO INTERNATIONAL AIRPORT

CONTRACT NO. _____

Capacity _____

**For the
tenderer:** _____

*(Insert name and address of
organisation)*

Name &
signature of
witness

Date

Tenderer's CIDB registration number:

Acceptance

By signing this part of this Form of Offer and Acceptance, the Employer identified below accepts the tenderer's Offer. In consideration thereof, the Employer shall pay the Contractor the amount due in accordance with the *conditions of contract* identified in the Contract Data. Acceptance of the tenderer's Offer shall form an agreement between the Employer and the tenderer upon the terms and conditions contained in this agreement and in the contract that is the subject of this agreement.

The terms of the contract, are contained in:

Part C1	Agreements and Contract Data, (which includes this Form of Offer and Acceptance)
Part C2	Pricing Data
Part C3	Scope of Work: Works Information
Part C4	Site Information

and drawings and documents (or parts thereof), which may be incorporated by reference into the above listed Parts.

Deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Returnable Schedules as well as any changes to the terms of the Offer agreed by the tenderer and the Employer during this process of offer and acceptance, are contained in the Schedule of Deviations attached to and forming part of this Form of Offer and Acceptance. No amendments to or deviations from said documents are valid unless contained in this Schedule.

The tenderer shall within two weeks of receiving a completed copy of this agreement, including the Schedule of Deviations (if any), contact the Employer's agent (whose details are given in the Contract Data) to arrange the delivery of any securities, bonds, guarantees, proof of insurance and any other documentation to be provided in terms of the *conditions of contract* identified in the Contract Data at, or just after, the date this agreement comes into effect. Failure to fulfil any of these obligations in accordance with those terms shall constitute a repudiation of this agreement.

Unless the tenderer (now *Contractor*) within five working days of the date of such receipt notifies the Employer in writing of any reason why he cannot accept the contents of this agreement, this agreement shall constitute a binding contract between the Parties.

Signature(s)

Name(s)

Capacity

AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED
REFURBISHMENT OF STAFF RESTROOMS AT OR TAMBO INTERNATIONAL AIRPORT

CONTRACT NO. _____

**for the
Employer**

	_____ <i>(Insert name and address of organisation)</i>	
Name & signature of witness	_____	Date _____

Note: If a tenderer wishes to submit alternative tenders, use another copy of this Form of Offer and Acceptance.

Schedule of Deviations to be completed by the *Employer* prior to contract award

Note:

1. This part of the Offer & Acceptance would not be required if the contract has been developed by negotiation between the Parties and is not the result of a process of competitive tendering.
2. The extent of deviations from the tender documents issued by the Employer prior to the tender closing date is limited to those permitted in terms of the Conditions of Tender.
3. A tenderer's covering letter must not be included in the final contract document. Should any matter in such letter, which constitutes a deviation as aforesaid be the subject of agreement reached during the process of Offer and Acceptance, the outcome of such agreement shall be recorded here, and the final draft of the contract documents shall be revised to incorporate the effect of it.

No.	Subject	Details
1		
2		
3		
4		
5		
6		
7		

By the duly authorised representatives signing this Schedule of Deviations below, the Employer and the tenderer agree to and accept this Schedule of Deviations as the only deviations from and amendments to the documents listed in the Tender Data and any addenda thereto listed in the Tender Schedules, as well as any confirmation, clarification or changes to the terms of the Offer agreed by the tenderer and the Employer during this process of Offer and Acceptance.

It is expressly agreed that no other matter whether in writing, oral communication or implied during the period between the issue of the tender documents and the receipt by the tenderer of a completed signed copy of this Form shall have any meaning or effect in the contract between the parties arising from this Agreement.

For the tenderer:**For the Employer**

Signature _____

AIRPORTS COMPANY SOUTH AFRICA SOC LIMITED
REFURBISHMENT OF STAFF RESTROOMS AT OR TAMBO INTERNATIONAL AIRPORT

CONTRACT NO. _____

Name	_____	_____
Capacity	_____	_____
On behalf of	<i>(Insert name and address of organisation)</i>	<i>(Insert name and address of organisation)</i>
Name & signature of witness	_____	_____
Date	_____	_____

C1.2 ECC3 Contract Data

Part one - Data provided by the *Employer*

Completion of the data in full, according to the Options chosen, is essential to create a complete contract.

Clause	Statement	Data
1	General	
	The <i>conditions of contract</i> are the core clauses and the clauses for main Option	
		A: Priced contract with activity schedule
	dispute resolution Option and secondary Options	W1: Dispute resolution procedure
		X1: Price adjustment for inflation
		X2: Changes in the law
		X5: Sectional Completion
		X7: Delay damages
		X13: Performance Bond
		X16: Retention
		X17: Low-performance damages
		X18: Limitation of liability
		X20: Key performance indicators
		Z: Additional conditions of contract
	of the NEC3 Engineering and Construction Contract, April 2013 (ECC3)	
10.1	The <i>Employer</i> is (Name):	Airports Company South Africa SOC Limited (reg. no: 1993/004149/06), a juristic person

		incorporated in terms of the company laws of the Republic of South Africa
	Address	Western Precinct Aviation Park, OR Tambo International Airport, 1 Jones Road, Kempton Park, 1632
10.1	The <i>Project Manager</i> is: (Name)	Yvonne Mangoenyane
	Address	Western Precinct Aviation Park, OR Tambo International Airport, 1 Jones Road, Kempton Park, 1632
	Tel	011 921 6882
	e-mail	Yvonne.mangoenyane@airports.co.za
11.2(13)	The <i>works</i> are	Refurbishment of Staff Restrooms at OR Tambo International Airport, as Fully described in C3
11.2(14)	The following matters will be included in the Risk Register	Availability of as-built drawings Long lead items Works to carried out in live airport environment
11.2(15)	The <i>boundaries of the site</i> are	OR Tambo International Airport
11.2(16)	The Site Information is in	Part 4: Site Information
11.2(19)	The Works Information is in	Part 3: Scope of Work and all documents and drawings to which it makes reference.
12.2	The <i>law of the contract</i> is the law of	the Republic of South Africa
13.1	The <i>language of this contract</i> is	English
13.3	The <i>period for reply</i> is	5 working days
2	The <i>Contractor's</i> main responsibilities	Data required by this section of the core clauses is provided by the <i>Contractor</i> in Part 2

and terms in italics used in this section are identified elsewhere in this Contract Data.

3		Time	
11.2(3)	The <i>completion date</i> for the whole of the <i>works</i> is	12 Months from the <i>Starting Date</i>. The contract terminates exactly 12 Months after the <i>Starting Date</i> unless changed in accordance with this contract.	
11.2(9)	The <i>key dates</i> and the <i>conditions</i> to be met are:	Condition to be met	key date
	1	Project Completion	12 Months from award
30.1	The <i>access dates</i> are:	Part of the Site	Date
	1	Terminal Building	24 Hours 7 days a week
31.1	The <i>Contractor</i> is to submit a first programme for acceptance within	2 weeks of the Contract Date.	
31.2	The <i>starting date</i> is	Date when ACSA representative signs the contract	
32.2	The <i>Contractor</i> submits revised programmes at intervals no longer than	2 weeks of the Contract Date.	
35.1	The <i>Employer</i> is not willing to take over the <i>works</i> before the Completion Date.		
4	Testing and Defects		
42.2	The <i>defects date</i> is	52 weeks after Completion of the whole of the <i>works</i>.	
43.2	The <i>defect correction period</i> is	4 weeks	
47	The Contractor submits a quality plan for acceptance within:	2 weeks of the Contract Date.	
5	Payment		
50.1	The <i>assessment interval</i> is	between the 30 days of each successive month. Four weeks after receipt of valid tax invoice	

51.1	The <i>currency of this contract</i> is the	South African Rand.
51.2	The period within which payments are made is	4 weeks after receipt of a valid tax invoice.
6	Compensation events	There is no reference to Contract Data in this section of the core clauses and terms in italics used in this section are identified elsewhere in this Contract Data.
7	Title	There is no reference to Contract Data in this section of the core clauses and terms in italics used in this section are identified elsewhere in this Contract Data.
8	Risks and insurance	
80.1	These are additional <i>Employer's</i> risks	1. N/A
84.1	The <i>Employer</i> provides these insurances from the Insurance Table	See Annexure D to this Contract Data provided by the Employer.
84.1	The <i>Employer</i> provides these additional insurances	See Appendix 2A & 2B to this Contract Data provided by the Employer.
84.1	The <i>Contractor</i> provides these additional insurances	The terms and other matters applicable to these insurances provided by the Employer (and to insurances generally) are detailed in the insurance schedule attached as section C1.4 to the contract ("the insurance Schedule)
84.2	The minimum limit of indemnity for insurance in respect of loss of or damage to property (except the <i>works</i> , Plant, Materials and Equipment) and liability for bodily injury to or death of a person (not an employee of the <i>Contractor</i>) caused by activity in connection with this contract for any one event is	Whatever the <i>Contractor</i> deems necessary in addition to that provided by the <i>Employer</i>.
84.2	The minimum limit of indemnity for insurance in respect of death of or bodily injury to employees of the <i>Contractor</i> arising out of and in the course of their employment in connection with this contract for any one event is	As prescribed by the Compensation for Occupational Injuries and Diseases Act No. 130 of 1993 and the <i>Contractor's</i> common law liability for people falling outside the scope of the Act with no limit of Indemnity
9	Termination	There is no reference to Contract Data in this section of the core clauses and terms in italics

used in this section are identified elsewhere in this Contract Data.

10	Data for main Option clause	
A	Priced contract with activity schedule	There is no reference to Contract Data in this Option and terms in italics are identified elsewhere in this Contract Data.
11	Data for Option W1	
W1.1	The <i>Adjudicator</i> is (Name)	The person selected from the panel of adjudicators listed in Annexure C of this Contract Data, by the party intending to refer a dispute to him.
W1.2(3)	The <i>Adjudicator nominating body</i> is:	The Chairman of the Johannesburg Society of Advocates, or his successor or his nominee.
W1.4(2)	The <i>tribunal</i> is:	Arbitration.
W1.4(5)	The <i>arbitration procedure</i> is	The latest edition of Rules for the Conduct of Arbitrations published by The Association of Arbitrators (Southern Africa) or its successor body.
	The place where arbitration is to be held is	In the city where the Site is located, within South Africa.
	The person or organisation who will choose an arbitrator	
	- if the Parties cannot agree a choice or	the Chairman for the time being or his nominee of the Association of Arbitrators (Southern Africa) or its successor body.
	- if the arbitration procedure does not state who selects an arbitrator, is	
12	Data for secondary Option clauses	
X1	Price adjustment for inflation	
X1.1(a)	The <i>base date</i> for indices is	The contract signature date
X1.1(c)	The proportions used to calculate the Price Adjustment Factor are:	Linked to CPI
X2	Changes in the law	There is no reference to Contract Data in this Option and terms in italics are identified elsewhere in this Contract Data.

X7	Delay damages (but not if Option X5 is also used)	
X7.1	Delay damages for Completion of the whole of the <i>works</i> are	Amount per day is 0.05% of the contract value, up to the maximum of 10% of the contract value
X13	Performance bond	
X13.1	The amount of the performance bond is	10% of Contract value excluding VAT.
X15	Limitation of the <i>Contractor's</i> liability for his design to reasonable skill & care	There is no reference to Contract Data in this Option and terms in italics are identified elsewhere in this Contract Data.
X17	Low performance damages	
X17.1	The amounts for low performance damages are:	Amount per day is 0.05% of the contract value, up to the maximum of 10% of the contract value
X18	Limitation of liability	
X18.1	The <i>Contractor's</i> liability to the <i>Employer</i> for indirect or consequential loss is limited to:	R0
X18.2	For any one event, the <i>Contractor's</i> liability to the <i>Employer</i> for loss of or damage to the <i>Employer's</i> property is limited to:	Total of the losses incurred and/or repairs to the damages caused
X18.3	The <i>Contractor's</i> liability for Defects due to his design which are not listed on the Defects Certificate is limited to	Total of the losses incurred and/or repairs to the damages caused
X18.4	The <i>Contractor's</i> total liability to the <i>Employer</i> for all matters arising under or in connection with this contract, other than excluded matters, is limited to:	The Total Costs Incurred and/or Damages Suffered
X18.5	The <i>end of liability date</i> is	The date on which the liability in question prescribes in accordance with the Prescription Act No. 68 of 1969 (as amended or in terms of any replacement legislation) for any other matter.
Z	The <i>Additional conditions of contract</i> are	

Z1 to Z24 below.

AMENDMENTS TO THE CORE CLAUSES**Z1 Interpretation and the law**

Z1.1 **Add to core clause 12.3:** Any extension, concession, waiver or relaxation of any action stated in this contract by the Parties, the *Project Manager*, the *Supervisor*, or the *Adjudicator* does not constitute a waiver of rights and does not give rise to an estoppel unless the Parties agree otherwise and confirm such agreement in writing.

Z1.2 Add the following as a new core clause 12.5:

Z1.2.1 In this contract:

Z1.2.1.1 references to any Party to the Contract include its successors or permitted assigns;

Z1.2.1.2 references to the Contractor include the obligations of its personnel;

Z1.2.1.3 the references to the provisions of any law include such provisions as amended, re-enacted or consolidated from time to time in so far as such amendment, re-enactment or consolidation applies or is capable of applying to any works under this Contract;

Z1.2.1.4 references to this Contract and any deed, Contract or instrument are deemed to include references to this Contract or such other deed, agreement or instrument as amended, novated, supplemented, varied or replaced from time to time;

Z1.2.1.5 references to a "person" include a natural person, company or any other artificial person or other corporate entity, a charity, trust, partnership, joint venture, syndicate, or any other association of persons;

Z1.2.1.6 references to "month" means a calendar month;

Z1.2.1.7 headings are for convenience only and are not taken into consideration in the interpretation of the Contract;

Z1.2.1.8 where any number of days is prescribed, those days are reckoned exclusively of the first and inclusively of the last day unless the last day falls on a day that is not a working day, in which event the last day is the next succeeding working day;

Z1.2.1.9 any provision in Contract that is or may become illegal, invalid or unenforceable in any jurisdiction is ineffective to the extent of such prohibition or unenforceability in such jurisdiction and is treated as severed from the balance of Contract in such jurisdiction, without invalidating the remaining provisions of Contract in such jurisdiction or affecting it in any other jurisdiction;

Z1.2.1.10 references to any amount means that amount exclusive of VAT, unless the amount expressly includes VAT;

Z1.2.1.11 the rule of construction that if general words or terms are used in association with specific words or terms that are a species of a particular genus or class, the meaning of the general words or terms shall be restricted to that same class shall not apply, and whenever the word

"including" is used followed by specific examples, such examples shall not be interpreted so as to limit the meaning of any word or term to the same genus or class as the examples given;

Z1.2.1.12 the rule of construction that the Contract is interpreted against or to the disadvantage of the party responsible for the drafting or preparation of Contract does not apply;

Z1.2.1.13 words and abbreviations that have well known technical or trade meanings are used in the Contract in accordance with such recognized meanings;

Z1.2.1.14 references to a "*subsidiary*" or a "*holding company*" is references to a direct or indirect subsidiary or holding company as defined in the law of the jurisdiction of the place of incorporation of the company that has a subsidiary or holding company and "*affiliate*" is any company that is under common control with such subsidiary or holding company;

Z1.2.1.15 time is of the essence in the performance of the parties' respective obligations.

Z2 The Project Manager and Supervisor: add the following at the end of core clause 14.2:

Z2.1 The Project Manager and the Supervisor may take an action which they have delegated.

Z3 Early Warning: add the following at the end of core clause 16.2:

Z3.1 The Contractor ensures that a subcontractor attends risk reduction meeting if its attendance would assist in deciding the actions to be taken.

Z4 Providing the Works: Delete core clause 20.1 and replace with the following:

Z4.1 The *Contractor* provides the works in accordance with the Works Information and warrants that the results of the Works, when complete, shall be fit for their intended purpose as stated in the Works Information, and if no such purposes is stated, the ordinary purpose of the Works.

Z5 Subcontracting:

Z5.1 The following clause is added as a new core clause 26.4: "Within 5 days of request by the *Project Manager*, the Contractor provides proof to the *Project Manager* that the Contractor's payment obligations towards its Subcontractors have been discharged. Failure by the Contractor to provide such proof to the satisfaction of the *Project Manager* entitles the *Employer* to instruct the *Project Manager* to certify payment directly to any such Subcontractor and the *Contractor* shall have no recourse to recover such amounts from the *Employer*. Such direct payment does not create privity of contract between the Employer and such Subcontractor. The *Employer* may recover such direct payment from the *Contractor*."

Z6 Other responsibilities: add the following at the end of core clause 27:

Z6.1 The *Contractor* has satisfied himself, prior to the Contract Date, as to the completeness, sufficiency and accuracy of all information and drawings provided to him as at the Contract Date.

Z6.2 The *Contractor* is responsible for the correct setting out of the *Works* in accordance with the original points, lines and levels stated in the *Works* Information or notified by the *Project Manager*, *Supervisor* or the *Employer*. Any errors in the positioning of the *Works* are rectified by the *Contractor* at the *Contractor's* own costs.

Z7 Acceleration: add the following new provisions at the end of core clause 36:

Z7.1 The Project Manager's reply is either:

Z7.1.1 A notification that the quotation is accepted, in which case, the *Project Manager* changes the Prices, Completion Date and Key Dates and accepts the revised programme; or

Z7.1.2 A notification that the quotation is not accepted and that the Prices, Completion Date and Key Dates are not changed.

Z8 Extending the defects date: add the following as a new core clause 46:

Z8.1 If the *Employer* cannot use the *works* due to a Defect, which arises after Completion and before the *defects date*, the *defects date* is delayed by a period equal to that during which the *Employer*, due to a Defect, is unable to use the *works*.

Z8.2 If part of the *works* is replaced due to a Defect arising after Completion and before the *defects date*, the *defects date* for the part of the *works* which is replaced is delayed by a period equal to that between Completion and the date by when the part has been replaced.

Z8.3 The *Project Manager* notifies the *Contractor* of the change to a *defect date* when the delay occurs. The period between Completion and an extended *defects date* does not exceed twice the period between Completion and the *defects date* stated in the Contract Data.

Z9 Quality Management System: add the following as a new core clause 47:

Z9.1 The *Contractor* implements and maintains a quality management system with the requirements stated in the Works Information.

Z9.2 Within the period stated in the Contract Data, the *Contractor* provides the *Project Manager* with a quality plan for acceptance. A reason for not accepting the quality plan is that it does not allow for the *Contractor* to Provide the Works.

Z9.3 If any changes are made to the quality plan, the *Contractor* provides the *Project Manager* with the change's quality plan for acceptance.

Z9.4 The *Project Manager* may instruct the *Contractor* to correct a failure to comply with the quality plan. This instruction is not a compensation event.

Z10 Assessing the amount due:

Z10.1 Delete the second bullet point of core clause 50.1 and replace with the following: "within thirteen weeks of termination of this Contract"

Z11 Final assessment: add the following as a new core clause 53:

Z11.1 The *Project Manager* makes a final assessment and certifies final payment in accordance with the Contract. The final payment is made within four weeks of the assessment.

Z11.2 An assessment of the final amount due is conclusive evidence of the final amount due under or in connection with the Contract, unless a Party raises a dispute in relation to the assessment of the

final amount due.

- Z11.3** The assessment of the final amount due is changed to include any agreement the Parties reached and/or a decision of the Adjudicator which has not been referred to the tribunal within four weeks of that decision. The changed assessment becomes conclusive evidence of the final amount due under or in connection with the Contract.

Z12 Notifying compensation events:

- Z12.1** Delete the last sentence in core clause 61.3 and replace with the following: "If the *Contractor* does not notify a compensation event within four weeks of becoming aware of the event, he is not entitled to a change in the Prices, the Completion date or a Key Date and the *Employer* is absolved from all liability in relation to such event."

Z13 Assessing compensation events:

- Z13.1** The following is added at the end of core clause 63.4: "the *Contractor* shall only be entitled to changes to the Prices, the Completion Date and/or the Key Date if the compensation event affects the critical path."

Z14 Termination

- Z14.1** Add the following to core clause 91.1, at the second main bullet, fifth sub-bullet point, after the words "assets or": "business rescue proceedings are initiated, or steps are taken to initiate business rescue proceedings".

AMENDMENTS TO THE SECONDARY OPTION CLAUSES

Z15 Changes in Law: Add the following clause to secondary option X2 as X2.2:

- Z15.1** A change in law is defined as:

Z15.1.1 the adoption, enactment, promulgation, coming into effect, repeal, amendment, reinterpretation, change in application or other modification after the Contract Date of any law, excluding (i) the enactment of any bill inside the country, but only if such bill is enacted without any material changes being made to the contents of such bill from the form published in the Gazette (as defined in the Interpretation Act, 1957) as at the Contract Date, and (ii) any such modification in law relating to any taxes, charges, imposts, duties, levies or deductions that are assessed in relation to a person's income

Z15.1.2 any permit being terminated, withdrawn, amended, modified or replaced, other than (i) in accordance with the terms upon which it was originally granted, (ii) as a result of the failure by the *Contractor* to comply with any condition set out therein, or (iii) as a result of any act or omission of the *Contractor*, any Subcontractor or any affiliate to the *Contractor*.

Z16. Delay damages: add the following to secondary Option X7 (if applicable in this contract)

- Z16.1** If the amount due for the *Contractor's* payment of delay damages reaches the limits stated in this Contract Data for Option X7, the *Employer* may, at its sole discretion, terminate the *Contractor's* obligation to Provide the Works.

- Z16.2** If the *Employer* terminates in terms of this clause, the procedures and payment on termination as those applied for reasons R1 to R15 or R18 stated in the Termination Table

Z17 **Performance Bond**

- Z17.1** **Amend the first sentence of clause X13.1 to read as follows:** The *Contractor* gives the *Employer* an unconditional, on-demand performance bond, provided by a bank or insurer which the *Project Manager* and the *Employer* have accepted, for the amount stated in the Contract Data and in the form set out in Annexure B of this Contract Data.

- 3.2Z17.2** **Add the following new clause as Option X13.2:** The *Contractor ensures* that the performance bond is valid and enforceable until the end of the *contract period*. If the terms of the performance bond specify its expiry date and the end of the *contract period* does not coincide with such expiry date, four weeks prior to the said expiry date, the *Contractor* extends the validity of the performance bond until the end of the *contract period*. If the *Contractor* fails to so extend the validity of the performance bond, the *Employer* may claim the full amount of the performance bond and retain the proceeds as cash security

Z18 **Limitation of liability: Insert the following new clause as Option X18.6:**

- Z18.1** The *Employer's* liability to the *Contractor* for the *Contractor's* indirect or consequential loss is limited to R0.00.
- Z18.2** Notwithstanding any other clause in this contract, any proceeds received from the security bonds and guarantees provided by the *Contractor* in terms of this Contract and any insurances or any proceeds which would have been received from any insurances but for the conduct of the *Contractor* shall be excluded from the calculation of the limitations of liability listed in the contract.

ADDITIONAL Z CLAUSES

Z19 **Cession, delegation and assignment**

- Z19.1** The *Contractor* shall not cede, delegate or assign any of its rights or obligations to any person without the written consent of the *Employer*, which consent shall not be unreasonably withheld. This clause shall be binding on the liquidator/business rescue practitioner /trustee (whether provisional or not) of the *Contractor*.
- Z19.2** The *Employer* may, on written notice to the *Contractor*, cede and delegate its rights and obligations under this contract to any person or entity.

Z20 **Joint and several liability**

- Z20.1** If the *Contractor* constitutes a joint venture, consortium or other unincorporated grouping of two or more persons, these persons are deemed to be jointly and severally liable to the *Employer* for the performance of the Contract.
- Z20.2** The *Contractor* shall, within 1 week of the Contract Date, notify the *Project Manager* and the *Employer* of the key person who has the authority to bind the *Contractor* on their behalf.
- Z20.3** The *Contractor* does not materially alter the composition of the joint venture, consortium or other unincorporated grouping of two or more persons without prior written consent of the *Employer*.

Z21**Ethics****Z21.1** The *Contractor* undertakes:

- Z21.1.1** not to give any offer, payment, consideration, or benefit of any kind, which constitutes or could be construed as an illegal or corrupt practice, either directly or indirectly, as an inducement or reward for the award or in execution of this contract;
- Z21.1.2** to comply with all laws, regulations or policies relating to the prevention and combating of bribery, corruption and money laundering to which it or the *Employer* is subject, including but not limited to the Prevention and Combating of Corrupt Activities Act, 12 of 2004.
- Z21.2** The *Contractor's* breach of this clause constitutes grounds for terminating the *Contractor's* obligation to Provide the Works or taking any other action as appropriate against the *Contractor* (including civil or criminal action). However, lawful inducements and rewards shall not constitute grounds for termination.
- Z21.3** If the *Contractor* is found guilty by a competent court, administrative or regulatory body of participating in illegal or corrupt practices, including but not limited to the making of offers (directly or indirectly), payments, gifts, gratuity, commission or benefits of any kind, which are in any way whatsoever in connection with the contract with the *Employer*, the *Employer* shall be entitled to terminate the contract in accordance with the procedures stated in core clause 92.2. The amount due on termination is A1.

Z22**Confidentiality**

- Z22.1** All information obtained in terms of this contract or arising from the implementation of this contract shall be treated as confidential by the *Contractor* and shall not be used or divulged or published to any person not being a party to this contract, without the prior written consent of the *Project Manager* or the *Employer*, which consent shall not be unreasonably withheld.
- Z22.2** If the *Contractor* is uncertain about whether any such information is confidential, it is to be regarded as such until otherwise notified by the *Project Manager*.
- Z22.3** This undertaking shall not apply to –
- Z22.3.1** Information disclosed to the employees of the *Contractor* for the purposes of the implementation of this agreement. The *Contractor* undertakes to procure that its employees are aware of the confidential nature of the information so disclosed and that they comply with the provisions of this clause;
- Z22.3.2** Information which the *Contractor* is required by law to disclose, provided that the *Contractor* notifies the *Employer* prior to disclosure so as to enable the *Employer* to take the appropriate action to protect such information. The *Contractor* may disclose such information only to the extent required by law and shall use reasonable efforts to obtain assurances that confidential treatment will be afforded to the information so disclosed;
- Z22.3.3** Information which at the time of disclosure or thereafter, without default on the part of the *Contractor*, enters the public domain or to information which was already in the possession of the *Contractor* at the time of disclosure (evidenced by written records in existence at that time);
- Z22.4** The taking of images (whether photographs, video footage or otherwise) of the *works* or any portion thereof, in the course of Providing the Works and after Completion, requires the prior written consent of the *Project Manager*. All rights in and to all such images vests exclusively in the *Employer*.

Z22.5 The *Contractor* ensures that all his Subcontractors abide by the undertakings in this clause.

Z23

Liens and Encumbrances

Z23.1 The *Contractor* keeps the Equipment used to Provide the Services free of all liens and other encumbrances at all times. The *Contractor*, vis-a-vis the *Employer*, waives all and any liens which he may from time to time have, or become entitled to over such Equipment and any part thereof and procures that his Subcontractors similarly, vis-a-vis the *Employer*, waive all liens they may have or become entitled to over such Equipment from time to time

Z24

Intellectual Property

Z24.1 Intellectual Property ("IP") rights mean all rights in and to any patent, design, copyright, trademark, trade name, trade secret or other intellectual or industrial property right relating to the Works.

Z24.2 IP rights remain vested in the originator and shall not be used for any reason whatsoever other than carrying out the *works*.

Z24.3 The *Contractor* gives the *Employer* an irrevocable, transferrable, non-exclusive, royalty free licence to use and copy all IP related to the *works* for the purposes of constructing, repairing, demolishing, operating and maintaining the works.

Z24.4 The written approval of the *Contractor* is to be obtained before the *Contractor's* IP made available to any third party which approval will not be unreasonably withheld or delayed. Prior to making any *Contractor's* IP available to any third party the *Employer* shall obtain a written confidentiality undertaking from any such third party on terms no less onerous than the terms the *Employer* would use to protect its IP.

Z24.5 The *Contractor* shall indemnify and hold the *Employer* harmless against and from any claim alleging an infringement of IP rights ("**the claim**"), which arises out of or in relation to:

Z24.5.1 the *Contractor's* design, manufacture, construction or execution of the Works;

Z24.5.2 the use of the *Contractor's* Equipment, or

Z24.5.3 the proper use of the Works.

Z24.6 The *Employer* shall, at the request and cost of the *Contractor*, assist in contesting the claim and the *Contractor* may (at its cost) conduct negotiations for the settlement of the claim, and any litigation or arbitration which may arise from it.

PART 2: PRICING DATA

Document reference	Title	No of pages
C2.1	Pricing assumptions: Option A	1 - 2
C2.2	The <i>activity schedule</i>	3

C2.1 Pricing assumptions: Option A**The conditions of contract****How work is priced and assessed for payment**

Clause 11 in NEC3 Engineering and Construction Contract, April 2013 (ECC3) Option A states:

Identified and defined terms	11 11.2	(20) The Activity Schedule is the <i>activity schedule</i> unless later changed in accordance with this contract.
		(22) Defined Cost is the cost of the components in the Shorter Schedule of Cost Components whether work is subcontracted or not excluding the cost of preparing quotations for compensation events.
		(27) The Price for Work Done to Date is the total of the Prices for • each group of completed activities and • each completed activity which is not in a group. A completed activity is one which is without Defects which would either delay or be covered by immediately following work.
		(30) The Prices are the lump sum prices for each of the activities on the Activity Schedule unless later changed in accordance with this contract.

Option A is a lump sum form of contract where the work is broken down into activities, each of which is priced by the tendering contractor as a lump sum. Only completed activities are assessed for payment at each assessment date; no part payment is made if the activity is not completed by the assessment date. Function of the Activity Schedule.

Clause 54.1 in Option A states: "Information in the Activity Schedule is not Works Information or Site Information". This confirms that instructions to do work or how it is to be done are not included in the Activity Schedule but in the Works Information. This is further confirmed by Clause 20.1 which states, "The *Contractor* Provides the Works in accordance with the Works Information". Hence the *Contractor* does **not** Provide the Works in accordance with the Activity Schedule. The Activity Schedule is only a pricing document.

Link to the programme

Clause 31.4 states that “The *Contractor* provides information which shows how each activity on the Activity Schedule relates to the operations on each programme which he submits for acceptance”. Hence when compiling the *activity schedule*, the tendering contractor needs to show each activity on the programme he submits with his tender.

Preparing the *activity schedule*

The tendering contractor prepares the *activity schedule* and should study the ECC3 Guidance Notes pages 19 and 20 before doing so. The *Employer* may have instructed the tendering contractor to include particular activities which he has specified and requires the *Contractor* to identify them in his *activity schedule*.

1 Generally, it is the Contractor who prepares the Activity Schedule as part of his tender by breaking down the work described within the Works Information into suitable activities which can be well defined, priced as a lump sum and shown on the programme. The Employer, in his Conditions of Tender or in a Tender Schedule, may have listed some items that he requires the Contractor to include in his activity schedule and be priced accordingly.

2 The Prices are defined in clause 11.2(20) as the lump sum for each activity in the activity schedule and the Price for Work Done to Date (PWDD) (the amount due to the contractor) is defined in clause 11.2(24) as the total of the Prices for each activity that has been completed. Hence activities in the activity schedule should be structured to provide an acceptable monthly cash flow as they are only assessed for payment on the assessment date if they have been completed.

3 As the Contractor has an obligation to correct Defects (core clause 43.1) and there is no compensation event for this unless the Defect was due to an Employer's risk, the lump sum Prices must also include for the correction of Defects.

4 If the Contractor has decided not to identify a particular activity, the cost to the *Contractor* of doing the work must be included in, or spread across, the other Prices to fulfil the obligation to complete the works for the tendered total of the Prices.

5 There is no adjustment to the lump sum activity schedule price if the amount, or quantity, of work within that activity later turns out to be different to that which the contractor estimated at time of tender. The only basis for a change to the Prices is because of a compensation event. See Clause 60.1.

6 Hence the Prices tendered by the Contractor in the *activity schedule* are inclusive of everything necessary and incidental to Providing the Works in accordance with the Works Information, as it was at the time of tender, as well as correct any Defects not caused by an Employer's risk.

7 However, the Contractor does not have to allow in his Prices for matters that may arise because of a compensation event. It should be noted that the list of compensation events includes those arising because of an Employer's risk event listed in core clause 80.1.

C2.2 the activity schedule
C2.2 Price List

<u>DESIGN AND APPROVALS</u>	UNIT	QTY	COST PER UNIT	TOTAL COST
FIPDM Stage 1 – Prefeasibility and initiation Draft report submitted to ACSA	each	35		
FIPDM Stage 1 - Prefeasibility and initiation Final report submitted to ACSA	each	35		
FIPDM Stage 2 - Concept and Viability Draft report submitted to ACSA	each	35		
FIDPM Stage 2 - Concept and Viability Final report approved by ACSA	each	35		
FIPDM Stage 3 - Design Development Draft report submitted to ACSA	each	35		
FIPDM Stage 3 - Design Development Final report approved by ACSA	each	35		
FIDPM Stage 4 - Design Documentation	each	35		
FIDPM Stage 5 – Construction Monitoring	each	35		
FIDPM Stage 6 - Close-Out report	each	35		
Disbursements	sum	1		
Specialist Studies	sum	1		
SUBTOTAL 1 EXCL. VAT				

Note: ACSA will only pay for 1 draft of each report until final approval

<u>3RD FLOOR LOWER OFFICES</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 2 EXCL. VAT			

<u>TERMINAL A B/F MAINTENANCE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 3 EXCL. VAT			

<u>PAUSE AREA NEXT KB1</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 4 EXCL. VAT			

<u>TROLLY HANDLER</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 5 EXCL. VAT			

<u>CHARLIE 24 1ST FLOOR</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 6 EXCL. VAT			

<u>CHARLIE 24 2ND FLOOR MALE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 7 EXCL. VAT			

<u>CHARLIE 24 2ND FLOOR FEMALE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 8 EXCL. VAT			

<u>CHARLIE 24 2ND FLOOR KITCHEN +PAUSE ROOM</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 9 EXCL. VAT			

<u>MARSHALLING</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 10 EXCL. VAT			

<u>E1 SAFETY OFFICE AIRSIDE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 11 EXCL. VAT			

<u>FIRE STATION FREIGHT</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 12 EXCL. VAT			

<u>FIRE STATION OFFICES NEXT TO ATNS</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 13 EXCL. VAT			

<u>ELECTRICAL OFFICE WORKSHOP ATNS</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 14 EXCL. VAT			

<u>CARGO MAIN GATE SECURITY</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 15 EXCL. VAT			

<u>GA SECURITY GATES</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 16 EXCL. VAT			

<u>PTC</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 17 EXCL. VAT			

<u>ATNS SECURITY GATE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 18 EXCL. VAT			

<u>SUPER SOUTH GATE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 19 EXCL. VAT			

<u>CARGO AIRSIDE SECURITY GATE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 20 EXCL. VAT			

<u>JET CENTRE SECURITY GATE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 21 EXCL. VAT			

<u>PERMIT OFFICE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 22 EXCL. VAT			

<u>CTB SECURITY</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 23 EXCL. VAT			

<u>ELECTRICAL INTERNAL GROUND FLOOR</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 24 EXCL. VAT			

<u>ELECTRICAL WORKSHOP TA BASEMENT</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 25 EXCL. VAT			

<u>ACSA CONTROL ROOM</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 26 EXCL. VAT			

<u>IT OFFICE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 27 EXCL. VAT			

<u>ECC</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 28 EXCL. VAT			

<u>MEZZANINE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 29 EXCL. VAT			

<u>ELECTRICAL WORKSHOP CARGO</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 30 EXCL. VAT			

<u>ELECTRICAL WORKSHOP + OFFICE ATNS</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 31 EXCL. VAT			

<u>B&F MAINTANANCE DOMESTIC</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 32 EXCL. VAT			

<u>ELECTRICAL MAINTANANCE DOMESTIC</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 33 EXCL. VAT			

<u>SECURITY INTERNATIONAL CHECK POINT</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 34 EXCL. VAT			

<u>AMC+ BAGGAGE</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 35 EXCL. VAT			

<u>SHADE 3</u>	UNIT	QTY	TOTAL COST
Preliminaries & General	sum	1	
Material Supplies	sum	1	
Demolition	sum	1	
Construction works	sum	1	
SUBTOTAL 36 EXCL. VAT			

	SUMMARY OF COSTS	TOTAL COST
1	DESIGN AND APPROVALS	
2	3RD FLOOR LOWER OFFICES	
3	TERMINAL A B/F MAINTENANCE	
4	PAUSE AREA NEXT KB1	
5	TROLLY HANDLER	
6	CHARLIE 24 1ST FLOOR	
7	CHARLIE 24 2ND FLOOR MALE	
8	CHARLIE 24 2ND FLOOR FEMALE	
9	CHARLIE 24 2ND FLOOR KITCHEN +PAUSE ROOM	
10	MARSHALLING	
11	E1 SAFETY OFFICE AIRSIDE	
12	FIRE STATION FREIGHT	
13	FIRE STATION OFFICES NEXT TO ATNS	
14	ELECTRICAL OFFICE WORKSHOP ATNS	
15	CARGO MAIN GATE SECURITY	
16	GA SECURITY GATES	
17	PTC	
18	ATNS SECURITY GATE	
19	SUPER SOUTH GATE	
20	CARGO AIRSIDE SECURITY GATE	
21	JET CENTRE SECURITY GATE	

22	PERMIT OFFICE	
23	CTB SECURITY	
24	ELECTRICAL INTERNAL GROUND FLOOR	
25	ELECTRICAL WORKSHOP TA BASEMENT	
26	ACSA CONTROL ROOM	
27	IT OFFICE	
28	ECC	
29	MEZZANINE	
30	ELECTRICAL WORKSHOP CARGO	
31	ELECTRICAL WORKSHOP + OFFICE ATNS	
32	B&F MAINTANANCE DOMESTIC	
33	ELECTRICAL MAINTANANCE DOMESTIC	
34	SECURITY INTERNATIONAL CHECK POINT	
35	AMC+ BAGGAGE	
36	SHADE 3	
	SUB GRAND TOTAL EXCL. VAT	
	CONTINGENCY (10% of sub grand total)	
	*GRAND TOTAL EXCL. VAT	
	*VAT	
	*GRAND TOTAL INCL. VAT	

**These amounts should be transferred to section C1.1 Form of Offer and Acceptance*

C3: Scope of Work

C3.1 Works Information

The works is for refurbishment of Staff Restrooms at OR Tambo International airport. The number of restrooms is 35 (SEE ANNEXURE B for measurements)

1. Description of the works

Scope of Works: Staff Restrooms

To refurbish Acsa staff rest rooms at various buildings at O.R Tambo International Airport, leading to injury free staff and boosting high morale for better operational efficiency.

1. PRELIMINARIES & SITE ESTABLISHMENT

- Conduct detailed site inspection, condition assessment, and verification of dimensions.
- Prepare method statements, risk assessments, and obtain all necessary airport permits.
- Establish site with safety signage notices, barricading, and protect operational areas from dust and debris.
- Develop project programme and phased execution plan.
- ACSA to provide temporary storage and work areas.
- Ensure compliance with applicable building codes, occupational health and safety regulations, and airport operational requirements such as:
 1. Occupational Health & Safety Act:
 - Conduct toolbox talks and safety inductions
 - Provide PPEs for all personnel
 - Maintain emergency access routes
 - Implement dust, noise and waste control measures
 2. Airport operational procedures:
 - Work planning and Scheduling - The process of planning, coordinating, and scheduling all maintenance, construction, and operational activities to ensure work is completed efficiently while minimizing disruption to airport operations. This includes resource allocation, work sequencing, and adherence to approved timelines.
 - Operational Continuity - Measures and procedures implemented to ensure uninterrupted airport operations during maintenance, construction, emergencies, or unforeseen events. The objective is to always maintain safe and efficient airport services.
 - Security and Access Control - Procedures governing the authorization, monitoring, and control of personnel, vehicles, equipment, and contractors accessing airport facilities and restricted areas. These measures ensure compliance with airport security requirements and regulatory standards.

- Permit to Work System - A formal authorization process that ensures potentially hazardous work activities are properly assessed, approved, and controlled before commencement. This includes activities such as hot work, excavation, electrical work, and confined space entry.
- Coordination meetings - Regular meetings held between airport stakeholders, contractors, service providers, and operational teams to discuss planned activities, operational impacts, risks, and mitigation measures. These meetings ensure alignment and effective communication among all parties.
- Emergency Response - Established procedures and actions to be followed during emergencies such as fires, security incidents, utility failures, accidents, or natural disasters. The objective is to protect people, assets, and airport operations through a coordinated response.
- Housekeeping - The maintenance of clean, safe, and orderly work areas to prevent hazards, reduce risks, and maintain operational efficiency. Good housekeeping includes waste management, material storage, spill control, and site cleanliness.
- Protection of Airport Operations - Measures implemented to safeguard aircraft movements, passengers, airport infrastructure, and operational activities from disruptions caused by construction, maintenance, or other work activities. This includes maintaining safety clearances and operational restrictions.
- Utility Coordination - The planning, management, and coordination of work involving airport utilities such as electricity, water, fuel, telecommunications, and drainage systems. The aim is to prevent service interruptions and ensure all utility-related activities are properly controlled and communicated.
- Quality and Safety Compliance - The process of ensuring that all work and operational activities comply with applicable quality standards, safety regulations, ACSA requirements, and statutory obligations. This includes inspections, audits, risk assessments, corrective actions, and continuous improvement initiatives.

3. Fire regulations
4. Environmental regulations
5. SANS/SABS standards

- Arrange waste removal and disposal in accordance with airport regulations (National Environmental Management: Waste Act, 2008 (Act 59 of 2008), Ekurhuleni Municipal by-laws)

2. DETAILED DESIGN & ENGINEERING

Project Overview

The current state of the staff restrooms facilities (kitchens, bathrooms, pause areas and locker rooms) has deteriorated and most assets there have reached the service life. The conditions of these restrooms are no longer aesthetically pleasing, conducive and safe for staff to use. The project is required to enhance the ergonomics, look and feel as well as improve the aesthetics and safety of the rest rooms. This replacement will not only enhance the efficiency and reliability of our operations but also contribute to a positive staff experience at OR Tambo International Airport.

The project includes complete architectural, civil, structural, mechanical, electrical, plumbing, HVAC, fire, and interior refurbishment design for airport staff welfare facilities within operational airport environments. The design shall prioritize:

- Hygiene and sanitation - Design shall promote a clean, hygienic environment through the use of non-porous, easy to clean materials, touch free fixtures where appropriate and adequate ventilation.

- High durability for heavy usage – Finishes, fixtures and fittings shall be robust, vandal resistant, and capable of withstanding continuous high volume public use.
- Water and energy efficiency – Incorporate water saving sanitary fixtures, energy efficient lighting and sustainable building services to reduce operational costs and environmental impact.
- Accessibility compliance – Ensure full compliance with applicable accessibility legislation and standards by providing accessible sanitary facilities, clear circulation routes, and appropriate fixtures for persons with disabilities.
- Operational continuity – design and construction shall minimise disruption to airport operations, allowing facilities to remain functional or be refurbished in phased sections where necessary.
- Easy maintenance – select durable, modular, and readily replaceable components that facilitate routine cleaning, inspection, and maintenance while minimising downtime.
- Fire and life safety compliance – Ensure compliance with all applicable fire safety regulations, including fire resistant materials, emergency signage, escape routes, and fire detection and protection systems.
- Airport operational standards – The design shall comply with Airports Company South Africa (ACSA) standards and operational requirements, ensuring safety, security, functionality, and a high-quality staff environment.

I. Design development phase

a. Existing Facility Assessment

Engineering Activities:

- Site inspections and condition assessments
- Existing as-built/pictures verification
- Dimensional surveys
- Drainage and plumbing condition assessments
- Electrical load and Distribution Board (DB) assessments
- HVAC system inspections
- Moisture and waterproofing investigations
- Ceiling void and service routing investigations
- Fire protection compliance assessments
- Accessibility compliance audits

Deliverables

- Existing condition reports
- Defect lists
- Site measurement drawings
- Photographic records
- Engineering assessment reports

II. Architectural design

a. STAFF REST ROOMS

Layout Design

- Male and female layouts
- Accessible toilet cubicles (unisex layout)
- Circulation optimization
- Privacy zoning
- Cleaning access planning

Architectural Specifications

Floors

- Heavy-duty porcelain anti-slip tiles
- R11/R12 slip resistance rating
- Chemical-resistant grout
- Floor slope toward drains

Walls

- Full-height wall tiling
- Moisture-resistant backing boards
- Impact-resistant corners
- Washable anti-fungal finishes

Ceilings

- Moisture-resistant suspended ceilings
- Access panels for services
- Anti-microbial finishes

Doors & Partitions

- Compact laminate cubicles
- Stainless steel ironmongery
- Anti-corrosion fittings
- Heavy-duty hinges and locks

b. SHOWER ROOMSFunctional Design

- Individual shower cubicles
- Dry/wet zoning
- Non-slip transition areas
- Drainage optimization
- Privacy screening

Technical Features

- Thermostatic mixing valves
- Instantaneous or central hot water systems
- Waterproofing membranes
- Floor channel drains
- Mechanical extraction systems
- Anti-scald protection

Waterproofing Engineering

- Multi-layer waterproofing systems
- Floor-to-wall membrane continuity
- Water testing before finishes
- Moisture barrier detailing

c. CHANGE ROOMS & LOCKERSSpace Planning

- Staff circulation flow
- Clean/dirty separation
- Locker zoning
- Bench positioning
- Ventilation optimization

Locker Specifications

- HPL lockers
- Ventilated compartments
- Digital code systems for locking
- Corrosion-resistant finishes

Finishes

- Anti-slip flooring
- Impact-resistant wall finishes
- Hygienic seating materials for benches (e.g. easy wiping plastic & mention the size) wooden benches, all sizes are on the BOQ.

d. KITCHEN AREASFunctional Layout

- Food preparation zones
- Cleaning zones
- Storage areas
- Appliance positioning
- Waste management areas

Kitchen Engineering**Countertops**

- Quartz top surfaces (check durability)
- Heat-resistant and chemical resistant materials
- Hygienic seamless joints

Cabinets

- Moisture-resistant cabinetry
- wood hardware (durable industrial type of wood and cabinets) Marine Plywood with High Pressure Laminate finish.
- Easy-clean finishes

Backsplash

- Full-height hygienic wall cladding
- Heat-resistant and chemical resistant surfaces

III. Mechanical & HVAC engineering**a. VENTILATION DESIGN**Restrooms & Showers

- Negative pressure ventilation
- Odor extraction systems
- Humidity control

- Fresh air balancing

Change Rooms

- High air-change rates
- Heat and odour extraction
- Condensation prevention

Kitchens

- Extraction canopies
- Grease filtration
- Make-up air systems
- Heat removal systems

b. HVAC TECHNICAL REQUIREMENTS

Area	Air Changes Per Hour
Toilets	15 ACH
Shower Rooms	20 ACH
Change Rooms	12 ACH
Kitchens	20 ACH

HVAC Components

- Corrosion-resistant ducting
- Low-noise extraction fans
- Variable speed drives
- Humidity sensors
- Automatic controls
- Adequate ventilation
- Negative air pressure
- Fresh air supply
- Exhaust ventilation
- Humidity control
- Temperature control
- Energy Efficiency
- Low noise levels
- Air distribution
- Corrosion resistance

- Access for maintenance
- Fire and smoke protection
- Building Management Systems

c. PLUMBING & DRAINAGE ENGINEERING

Water Supply Systems

Design Scope

- Hot and cold-water reticulation
- Pressure balancing
- Isolation valve zoning
- Pipe replacement
- Leak detection provisions

Fixtures

- Sensor-operated taps
- Dual-flush Water Closets (WC)
- Water-efficient urinals
- Thermostatic shower mixers

Drainage Engineering

Drainage Design

- New floor waste systems
- Channel drains
- Sewer line upgrades
- Vent pipe upgrades
- Grease traps for kitchens

Testing Requirements

- Hydrostatic testing
- Leak testing
- Drain flow testing

IV. Electrical engineering

a. POWER DISTRIBUTION

Scope

- DB upgrades
- New circuits

- Cable replacement
- Earthing systems
- Surge protection

Small Power

- Cleaning sockets
- Appliance outlets
- Hand dryer supplies

b. LIGHTING DESIGN

Lighting Types

- LED moisture-proof luminaires
- Anti-glare fittings
- Emergency lighting

Lighting Controls

- Occupancy sensors
- Daylight sensors where applicable

Lux Levels

Area	Recommended Lux
Restrooms	200–300 lux
Showers	200 lux
Kitchens	500 lux
Change Rooms	300 lux

V. Fire & life safety engineering

Scope

- Fire detection system replacement
- Emergency escape signage
- Fire stopping around penetrations
- Fire-rated ceilings/walls where required
- Emergency lighting compliance
- Smoke extraction coordination

Compliance

- Ekurhuleni Emergency Services by-laws, National Building Regulations, Civil Aviation Regulations (CARs)
- Local municipal fire bylaws
- SANS 10400 T: Fire Protection
- SANS 10400 D: Public Safety
- SANS 10139: Fire Detection and Alarm Systems
- SANS 10105: Firefighting Equipment
- Occupational Health & Safety requirements

VI. ICT & Smart systemsSmart Facility Integration

- Occupancy sensors
- Smart water monitoring
- Energy metering
- Maintenance alert systems
- Leak detection systems

Enhancements

- Touchless systems integration
- Smart locker systems
- Digital maintenance reporting

VII. Accessibility designUniversal Access Requirements

- Wheelchair turning circles
- Accessible cubicles
- Grab rails
- Lowered basins
- Emergency assistance alarms
- Slip-resistant finishes

Compliance Standards

- SANS 10400 Part S
- Universal accessibility guidelines
- SANS 10400 Part S facilities for person with disabilities.

VIII. Material & finish specificationsRecommended Materials

Element	Specification
Floor Tiles	Heavy-duty porcelain anti-slip
Wall Tiles	Full-body porcelain
Ceilings	Moisture-resistant suspended ceilings
Partitions	Compact laminate
Doors	Solid core moisture-resistant
Hardware	Durable wood type
Counters	Quartz
Pipes	PPR
Drains	Stainless steel channel drains

IX. Testing & commissioningMechanical Systems

- Air balancing
- Ventilation testing
- Temperature testing

Electrical Systems

- Insulation resistance testing
- Earth continuity testing
- Lux level verification

Plumbing Systems

- Pressure testing
- Leak testing
- Drainage flow testing

X. Engineering deliverablesArchitectural Deliverables

- General arrangement drawings
- Reflected ceiling plans
- Finishes schedules
- Door schedules
- Accessibility layouts

Mechanical Deliverables

- HVAC layouts
- Ventilation calculations
- Equipment schedules

Electrical Deliverables

- Lighting layouts
- Power layouts
- DB schedules
- Single line diagrams
- Certificate of Compliance (COC)

Plumbing Deliverables

- Water reticulation drawings
- Drainage layouts
- Isometric drawings

XI. Construction & operational considerationsAirport Environment Requirements

- Phased construction planning – Construction activities shall be planned and executed in phases to maintain safe access, minimise operational disruptions, and ensure continuous use of adjacent airport facilities.
- Night works coordination – Noisy or disruptive work shall, where practicable, be scheduled during night shifts or approved low traffic periods in coordination with airport operations to minimise impact on staff and airport activities.
- Dust/noise control – Appropriate dust suppression and noise mitigation measures shall be implemented to protect occupants, maintain air quality, and comply with environmental and occupational health requirements.

- Security compliance – All personnel, vehicles, equipment, and construction activities shall comply with airport security protocols, including access control procedures, security screening, and escort requirements where applicable.
- Restricted access management – Construction areas shall be securely barricaded and access strictly controlled to prevent unauthorised entry while maintaining safe movement for airport staff, contractors, and authorised personnel.
- Operational continuity planning – The contractor shall develop and implement an operational continuity plan to ensure airport services remain functional throughout the construction period, including contingency measures for utilities, emergency access and critical operations.
- Airport Operational Hours – 24 hours.

XII. Applicable standards & compliance

South African Standards

- SANS 10400
- SANS 10142 (Electrical)
- SANS 10252 (Water Supply)
- SANS 10254 (Drainage)
- Occupational Health & Safety Act
- National Building Regulations

Airport Compliance (to be provided to the winning bidder)

- Airport operational procedures
- Fire and emergency regulations
- Security and access requirements

3. DEMOLITION AND STRIP-OUT WORKS

Carefully demolish and remove:

- Floor finishes
- Wall tiles and finishes
- Ceilings
- Toilet fittings
- Shower fittings
- Kitchen cupboards and counters
- Lockers
- Plumbing fixtures
- Electric fittings

- Damaged doors and frames

4. DISPOSAL

- Remove rubble and debris daily
- Separate recyclable materials where applicable
- Dispose of waste at a licensed and dedicated landfill facility in accordance with environmental regulations.
- Provide waste disposal certificates and records of quantities removed.
- Assets that still has value must be stored in a facility that ACSA will supply for auctioning purposes by ACSA.

5. BUILDING AND STRUCTURAL REPAIRS

Masonry & Repairs

- Repair cracked walls and surfaces
- Patch damaged plaster
- Repair floor screeds
- Seal wall penetrations and openings

Waterproofing

- Apply waterproofing to shower floors, wet walls and kitchen wet areas
- Conduct waterproofing tests.

6. FLOOR FINISHES

Preparation

- Remove old adhesives and contaminants
- Level floor surfaces

Installation

Supply and install:

- Non-slippery porcelain floor tiles
- Epoxy flooring where specified.
- Tile trims and edging.

Finishing

- Grouting and sealing
- Slip resistance compliance testing.

7. WALL FINISHES**TILING**

- Install porcelain wall tiles in rest rooms, showers, kitchen backsplash areas.

Painting

- Prepare surfaces.
- Apply Moisture resistance paint
- Apply anti-fungal coatings in wet areas

8. CEILING WORKS

- Remove damaged ceiling systems
- Install new suspended moisture-resistant ceilings
- Replace damaged support structures
- Install access hatches where required
- Paint exposed surfaces

9. PLUMBING AND DRAINAGE WORKWater Supply

- Replace damaged hot and cold-water piping
- Install isolation valves
- Upgrade pressure control where required.

Drainage

- Repair or replace waste pipes
- Install floor drains and traps
- Ensure correct drainage slopes

Sanitary fixtures

Supply and install:

- Toilets/WC's (water closets flushing system)
- Wash hand basins
- Sensor taps or mixer taps
- Shower mixers and heads
- Floor drains
- Grease traps for kitchens where required

Testing

- Pressure testing
- Leak testing
- Drain flow testing

10. ELECTRICAL WORKS

Electrical Reticulation

- Replace damaged wiring and conduits
- Upgrade DB connections where necessary

Lighting

Supply and install:

- LED ceiling lights
- Emergency lighting
- Motion sensor lighting

Small Power

- Socket outlets
- Appliance connections
- Isolators

Testing and Certification

- Electrical testing
- Issue certificate of Compliance (COC)

11. VENTILATION AND HVAC

- Replace extraction fans
- Install additional ventilation where required
- Ensure odour extraction and moisture control
- Clean HVAC grilles and ducting

12. STAFF RESTROOM REFURBISHMENT

Fixtures and Accessories

Install:

- Toilet cubicles
- Mirrors
- Soap dispensers
- Hand dryers/paper towel dispensers
- Toilet roll holders
- Sanitary bins
- Grab rails
- Waste bins

Accessibility

- Ensure disabled-access compliance where applicable.

13. SHOWER ROOM REFURBISHMENTShower Installations

- Install new shower cubicles
- Install anti-slip flooring
- Install shower mixers, heads, soap holders, towel hooks
- Install Benches in drying areas where required

Water proofing and drainage

- Ensure complete waterproofing system
- Install proper drainage slopes.

14. KITCHEN AREA REFURBISHMENTJoinery and Cabinets

Supply and install:

- Base cupboards
- Wall cupboards
- Countertops
- Sink units

Plumbing Fixtures

- Stainless steel sinks
- Mixer taps
- Water filtration points where specified

Appliance Connections

- Electrical stove points where specified
- Microwave points
- Fridge points
- Kettle and appliance outlets

Finishes

- Backsplash tiling
- Hygienic wall furnishes

15. LOCKER ROOM REFURBISHMENTLocker Installation

Supply and Install:

- HPL lockers
- Locking systems
- Locker Numbering

Seating

- Benches
- Changing benches

Additional Features

- Coat hooks
- Ventilation grilles
- Storage shelving where required

16. CARPENTRY AND JOINERY

- Repair or replace doors, frames, ironmongery, skirtings and cabinetry
- Install door handles for closing
- Stainless steel hinges and handles

17. FIRE AND SAFETY COMPLIANCE

- Ensure fire escape routes remain accessible
- Replace or install fire signage
- Replace and install fire-rated doors where required
- Replace and install emergency lighting

18. CLEANING AND HANDOVERFinal Cleaning

- Deep clean all refurbished areas
- Remove stains, dust, and construction residue

Handover Documentation

Provide the following:

- Test Certificates
- Warranties
- Maintenance Manuals
- As-built drawings where applicable

19. QUALITY ASSURANCE

- All materials to comply with SANS/SABS standards
- All workmanship to comply with manufacturer specifications
- Continuous inspections and quality checks during execution

20. DELIVERABLES

The contractor shall deliver:

- Fully refurbished and operational facilities
- Certified electrical and plumbing installations
- Clean and defect-free completed areas
- Final handover documentation package
- Project sign-off by ACSA project manager and maintenance manager
- Handover and training to ACSA maintenance team

2. Drawings

Drawing number	Revision	Title
1	1	Staff restrooms plan model will be provided to the winning bidder.

3. Specifications

Title	Date or revision	Tick if publicly available
<u>General Specifications:</u>		
Health and Safety requirements		
Environmental Management ACT (NEMA ACT)		
Site regulations and access control		
SANS		

4. Constraints on how the *Contractor* Provides the Works

No constraints, the contractor can work during the day and night in the staff restrooms without disturbance. The only constraint is moving of rubble outside the building for disposal, it can be done at night with proper cordoning of the exit route.

4.1 Meetings

Weekly project progress meetings to be held at specified Acsa offices.

4.2 Use of standard forms

Internal designed forms will be provided to the winning bidder to manage aspects of NEC like compensation events and early warnings.

4.3 Invoicing and payment

between the 30 days of each successive month. Four weeks after receipt of valid tax invoice

In terms of core clause 50 the *Contractor* assesses the amount due and applies to the *Employer* for payment. The *Contractor* applies for payment with a tax invoice addressed to the *Employer* as follows:

The *Contractor* includes the following information on each tax invoice:

- Name and address of the *Contractor*
- The contract number and title;
- *Contractor's* VAT registration number;
- The *Employer's* VAT registration number [●];
- The total Price for Work Done to Date which the *Contractor* has completed;
- Other amounts to be paid to the *Contractor*;
- Less amounts to be paid by or retained from the *Contractor*;
- The change in the amount due since the previous payment being the invoiced amount - excluding VAT, the VAT and including VAT;
- (add other as required)

The *Contractor* attaches the detail assessment of the amount due to each tax invoice showing the Price for Work Done to Date for each item in the Price List for work which he has completed.

4.4 Records of Defined Cost

The contractor shall maintain records of Defined Cost in electronic format. Records shall comprise timesheets, invoices, delivery notes, plant records, subcontractor accounts and supporting documentation. Such records shall be made available to the Employer and Project Manager within 5 working days of request for inspection and audit.

4.5 BBBEE and preferencing scheme

N/A

4.6 Facilities to be provided by the Contractor

Contractor to name all facilities to be provided before start of the contract, upon award stage.

4.7 Title to material from excavation and demolition

N/A

4.8 Design by the Contractor

The Contractor to design as per details on the Scope of Work. Acceptance by the Project Manager does not relieve the Contractor of responsibility for its design. The Contractor remains liable for design adequacy, correctness, and compliance with the contract requirements.

5. Requirements for the programme

Contractor must submit the full project plan on Ms Projects template before the start of the construction. This program must be updated on a weekly basis and presented on the site meetings between ACSA and contractor.

6. Services and other things provided by the Employer

Item	Date by which it will be provided
Electricity	
Material storage	
Contractor's parking	

C4: Site Information

The staff rest rooms are located at the landside, terminals, remote areas and airside of the airport precinct. Doors of the staff restrooms to be closed off for passengers not to be exposed to the inside works. Work may happen during the day or at night inside the staff rest room. Removal of rubble outside the building will have to happen at night due to less passenger traffic and disturbance. The walkway from inside staff rest room to outside must be created and cordoned off as such to minimise any safety issues to passengers and all other airport users and stakeholders.

C4.1: Information about the *site* at time of tender which may affect the work in this contract**1. Access limitations**

Security permits for personnel and vehicles needed for the airside staff rest rooms

2. Ground conditions in areas affected by work in this contract

No earthworks included in the scope of work for revamping the staff rest rooms.

3. Hidden and other services within the *site*

No underground or other hidden services on the scope of works for revamping the staff rest rooms.

4. Details of existing buildings / facilities which *Contractor* is required to work on

Provided photographs can be used for as-is drawings in the absence of the actual drawings.

ANNEXURE A: SAFETY FILE REQUIREMENTS

#	Content Description	Yes	No	n/a
1	Company Health, Safety and Environmental Policy		x	
2	Company HIV and AIDS Policy		x	
	Letter of good standing			
3	Company letterhead with contact details			
4	Company Profile			
5	Proof of company registration			
6	Proof of SARS registration			
7	Public Liability (insurance cover)			
8	Company Organogram (showing company reporting structure)			
9	Site Team organogram with names and cell numbers of the specific team working on specific site			
10	Scope of work			
11	List of employees working on this project (with their ID numbers and positions listed)			
12	List of tools and equipment to be used on this project			
13	Sub-contractor's internal Employee induction (focusing on specialist work, specific tasks, risk assessments related to these tasks, methods to be used and general site safety)			
14	Letter of Appointment / Award of Contract from Client			
15	Agreement with Mandatory signed by contractor and principal contractor			
16	Statutory Legal Appointments – (application to all contractors)			
	- CEO's delegation of duties – attach ID, CV & certificates			
	- Supervisor of construction work – attach ID, CV & certificates			
	- Subordinate supervisor of construction work – attach ID, CV & certificates			
	- Fall protection plan developer – attach ID, CV & certificates			
	- Risk assessor – attach ID, CV & certificates			
	- Portable electrical tools inspector			
	- Accident/Incident Investigator – attach ID, CV & certificates			
	- Safety committee member			
	- Stacking and storage inspecting			
	- Hand Tools inspector			
17	Other appointments (if required)			
	- Safety officer – attach ID, CV & certificates			
	- First aider (must be certified and certificate attached)			
	- SHE representative (must be certified and certificate attached)			
	- Emergency Evacuation Planner			
18	Company's Health and Safety Plan (must be site specific and related to your scope of work and signed by the CEO/owner)			

19	Environmental Management Plan (include waste management which must be signed by the CEO/owner)			
	Name of Waste Disposal Site where Waste will be Disposed of. Copies of waste Disposal certificates will be required.			
20	Method statement (how you are going to do your work)			
21	Hazard identification and risk assessments – based on method statement			
	Communication of Risks to be signed by ALL persons involved in the Project.			
22	Registers and checklists – general (if required as per scope of work)			
	- Material Safety Data Sheet register - MSDS			
23	Accident/Incident Procedure			
	- Appointment of accident/incident investigator			
	- Proof of competency of investigator (certificate and CV)			
	- Accident/Incident Register			
24	Certificate of competency			
	- First aider (training record)			
	- SHE representative (training record)			
25	Medical Certificates for persons working above 2m on edges, on scaffolding, painting, rooftops and any person operating any machinery, Specialized Truck or Vehicle or Equipment etc.			
26	Certificates of competency of operators			
	- Medical Certificates (to include lung function, hearing and eye tests)			
	- Vehicle maintenance records			
	- Operators' appointments			
	- Inspector appointments			
	- Explosive power tools			
	- Portable electrical tools			
27	Toolbox talks			
28	Awareness training records (how to use equipment correctly/waste management/site safety rules)			
29	Accident/Incident Investigation			
	- Accident/Incident Register			
	- Accident/Incident Reporting Procedure			
	- Recording of the accident/ incident			
	- Employers report of the accident (WCL1 and WCL2)			
	- Emergency contact list			

NB:	
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Please ensure that your safety file is created in this order

All information in this file must be specific to the site/project

You are responsible to provide the necessary PPE for your employees to conduct their work.

Approval for ALL Safety Files take 14 working days

ANNEXURE B: TABLE OF BREAKDOWN SCHEDULES OF ROOM MEASUREMENTS

STAFF RESTROOM MEASUREMENTS					
Area Name	Section	Length (m)	Width (m)	Area (m²)	Sub Total Area (m²)
3rd floor lower offices	Bathroom	0,00	0,00	0,00	
	Pause Area	6,90	2,70	18,63	
		5,80	0,70	4,06	
	Kitchen	5,80	2,70	15,66	
	Locker Room	0,00	0,00	0,00	38,35
Terminal A B/F Maintenance	Bathroom	0,00	0,00	0,00	
	Pause Area	4,00	3,70	14,80	
	Kitchen	1,00	1,00	1,00	
	Locker Room	3,50	3,70	12,95	28,75
Pause Area Next KB1	Bathroom	0,00	0,00	0,00	
	Pause Area	10,70	6,50	69,55	
	Kitchen	0,00	0,00	0,00	
	Locker Room	0,00	0,00	0,00	69,55
Trolley Handler	Bathroom F			0,00	
	Bathroom M	4,00	4,50	18,00	
		6,50	3,00	19,50	
	Pause Area	9,40	6,00	56,40	
	Kitchen	2,50	6,00	15,00	
	Locker Room F			0,00	
	Locker Room M	5,00	3,00	15,00	123,90
Charlie 24 1st Floor	Bathroom	2,50	0,90	2,25	
		1,50	1,30	1,95	
	Pause Area	0,00	0,00	0,00	
	Kitchen	0,00	0,00	0,00	
	Locker Room	3,30	1,40	4,62	
		1,10	1,30	1,43	
		7,20	3,20	23,04	33,29
Charlie 24 2nd Floor Male	Bathroom	1,90	1,80	3,42	
		4,50	3,20	14,40	
		4,40	4,50	19,80	
		1,40	1,10	1,54	
	Pause Area	0,00	0,00	0,00	
	Kitchen	0,00	0,00	0,00	
	Locker Room	0,00	0,00	0,00	39,16

Charlie 24 2nd Floor Female	Bathroom	5,40	3,80	20,52	
		3,80	5,10	19,38	
		2,60	1,00	2,60	
	Pause Area	0,00	0,00	0,00	
	Kitchen	0,00	0,00	0,00	
	Locker Room	3,20	2,50	8,00	50,50
Charlie 24 2nd Floor Kitchen +Pause Room	Bathroom	0,00	0,00	0,00	
	Pause Area	4,20	7,10	29,82	
	Kitchen	3,50	5,60	19,60	
	Locker Room	0,00	0,00	0,00	49,42
Marshalling	Bathroom	1,00	1,50	1,50	
	Pause Area	3,70	5,60	20,72	
	Kitchen	1,70	1,10	1,87	
	Locker Room	4,50	2,70	12,15	36,24
E1 Safety Office Airside	Bathroom	3,20	1,70	5,44	
		1,80	3,20	5,76	
	Pause Area	4,20	3,30	13,86	
	Kitchen	3,40	1,40	4,76	
	Locker Room	2,00	2,70	5,40	35,22
Fire Station Freight	Bathroom	3,80	3,00	11,40	
	Pause Area	0,00	0,00	0,00	
	Kitchen	0,00	0,00	0,00	
	Locker Room	2,00	3,00	6,00	17,40
Fire Station Offices Next To ANTS	Bathroom	3,20	1,10	3,52	
		1,20	1,60	1,92	
		5,00	2,70	13,50	
		3,00	2,70	8,10	
		4,60	3,00	13,80	
		5,00	4,80	24,00	
		2,70	3,00	8,10	
		2,30	1,40	3,22	
	Pause Area	5,30	5,60	29,68	
	Kitchen	5,00	4,00	20,00	
		3,60	2,50	9,00	
		4,80	4,50	21,60	
		14,00	1,50	21,00	
		2,60	1,50	3,90	
	Locker Room	9,50	3,00	28,50	209,84

Electrical Office Workshop ATNS	Bathroom	3,10	1,00	3,10	
		3,40	5,60	19,04	
		5,00	1,60	8,00	
		5,00	3,50	17,50	
		6,50	2,80	18,20	
		6,50	2,80	18,20	
		1,50	1,70	2,55	
	Pause Area	0,00	0,00	0,00	
	Kitchen	3,50	2,50	8,75	
	Locker Room	0,00	0,00	0,00	95,34
Cargo Main Gate Security	Bathroom	2,00	1,00	2,00	
	Pause Area	2,40	2,80	6,72	
	Kitchen	2,50	1,80	4,50	
	Locker Room			0,00	13,22
GA security Gates	Bathroom	1,40	0,80	1,12	
	Pause Area			0,00	
	Kitchen			0,00	
	Locker Room			0,00	1,12
PTC	Bathroom	0,60	1,30	0,78	
	Pause Area			0,00	
	Kitchen			0,00	
	Locker Room			0,00	0,78
ATNS Security Gate	Bathroom	2,20	1,60	3,52	
	Pause Area			0,00	
	Kitchen	1,20	1,50	1,80	
	Locker Room			0,00	5,32
Super South Gate	Bathroom	5,40	4,20	22,68	
	Pause Area			0,00	
	Kitchen	2,20	1,10	2,42	
	Locker Room			0,00	25,10
cargo airside security gate	Bathroom	2,00	3,20	6,40	
	Pause Area			0,00	
	Kitchen	4,60	3,30	15,18	
	Locker Room			0,00	21,58
jet Centre security gate	Bathroom	1,40	1,40	1,96	
	Pause Area			0,00	
	Kitchen	2,30	1,40	3,22	
	Locker Room			0,00	5,18

Permit office	Bathroom	5,00	5,00	25,00	
	Pause Area	4,40	3,60	15,84	
	Kitchen	3,00	3,50	10,50	
	Locker Room			0,00	51,34
CTB Security	Bathroom			0,00	
	Pause Area			0,00	
	Kitchen	7,00	7,50	52,50	
	Locker Room			0,00	52,50
Electrical internal ground floor	Bathroom			0,00	
	Pause Area			0,00	
	Kitchen	5,00	2,50	12,50	
	Locker Room			0,00	12,50
Electrical workshop TA basement	Bathroom	10,60	8,40	89,04	
	Pause Area	4,40	7,60	33,44	
	Kitchen	4,70	2,50	11,75	
	Locker Room	8,00	4,80	38,40	172,63
ACSA control room	Bathroom			0,00	
	Pause Area	4,00	7,50	30,00	
	Kitchen	3,50	3,00	10,50	
	Locker Room	3,50	3,00	10,50	51,00
IT office	Bathroom			0,00	
	Pause Area	10,20	4,60	46,92	
	Kitchen	2,20	1,60	3,52	
	Locker Room			0,00	50,44
ECC	Bathroom			0,00	
	Pause Area			0,00	
	Kitchen	5,00	2,50	12,50	
	Locker Room			0,00	12,50
Mezzanine	Bathroom			0,00	
	Pause Area			0,00	
	Kitchen	2,80	1,50	4,20	
	Locker Room			0,00	4,20
Electrical workshop Cargo	Bathroom	1,80	1,10	1,98	
		4,20	2,30	9,66	
		4,30	3,00	12,90	
	Pause Area			0,00	
	Kitchen	5,00	3,00	15,00	
	Locker Room	8,20	4,50	36,90	76,44

Electrical workshop + Office ATNS	Bathroom	3,10	1,00	3,10	
		3,40	5,60	19,04	
		5,00	1,60	8,00	
		5,00	3,50	17,50	
		6,50	2,80	18,20	
		6,50	2,80	18,20	
		1,50	1,70	2,55	
	Pause Area			0,00	
	Locker Room			0,00	
	Kitchen	4,00	8,50	34,00	120,59
B&F Maintenance domestic	Bathroom	6,00	9,00	54,00	
	Pause Area	4,40	1,80	7,92	
	Kitchen	7,10	4,30	30,53	
	Locker Room	5,00	3,00	15,00	107,45
Electrical Maintenance domestic	Bathroom				
	Pause Area	4,40	1,80	7,92	
	Kitchen	7,10	4,30	30,53	
	Locker Room				38,45
Security international check point	Bathroom	3,00	3,20	7,92	
		3,00	3,20	7,92	
		2,40	3,30	33,60	
		2,40	3,30	26,10	
	Pause Area	4,80	7,00	5,00	
	Kitchen	4,50	5,80	26,10	
		2,50	2,00	5,00	111,64
	Locker Room			0,00	
AMC+ Baggage	Bathroom				
	Pause Area				
	Kitchen	3,00	5,00	15,00	
		2,00	1,50	3,00	
	Locker Room	2,50	2,50	6,25	
		1,50	3,50	5,25	24,25
Shade 3	Bathroom			71,78	
	Pause Area				
	Kitchen				
	Locker Room				71,78

SECTION SUMMARIES

Section	Total Area (m²)
Bathroom	360,43
Pause Area	407,22
Kitchen	382,89
Locker Room	199,67
Grand Total	1 350,21
Number of Areas	35

ANNEXURE C: ACSA PANEL OF ADJUDICATORS

One of the following adjudicators shall be selected by the referring party as and when a dispute arises. This panel is valid for a period of three years, commencing on 1 May 2020.

Potential Adjudicator	Email Address	Chamber
Adv. Mkhululi Duncan Stubbs	duncan.stubbs@gmail.com	Thulamela Chambers
Adv. Arzhar Bham SC	bhamae@law.co.za	Victoria Mxenge
Adv. Mohhamed Chohan SC	chohann@counsel.co.za	Group One
Adv. Benny Makola	benny.makola@gmail.com	Group 621
Adv. Vincent Maleka SC	ivmaleka@mweb.co.za	Thulamela Chambers
Adv. Chris Loxton SC	loxton@counsel.co.za	Group One

ANNEXURE D: ACSA INSURANCE CLAUSES

See attached Appendix 2A & 2B.

ANNEXURE E: PRO FORMA SECURITY BONDS AND GUARANTEE

[Insert applicable security bonds and guarantees]

ANNEXURE F: ENVIRONMENTAL MANAGEMENT SYSTEM (EMS)

See attached Appendix 3